



Standard Classification for Building Elements and Related Sitework—UNIFORMAT II¹

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1. Scope

1.1 This classification establishes a classification of building elements and related sitework. Elements, as defined here, are major components common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method, or materials used. The classification serves as a consistent reference for analysis, evaluation, and monitoring during the feasibility, planning, and design stages of buildings. Using UNIFORMAT II ensures consistency in the economic evaluation of buildings projects over time and from project to project. It also enhances reporting at all stages in construction—from feasibility and planning through the preparation of working documents, construction, maintenance, rehabilitation, and disposal.

1.2 This classification applies to buildings and related site work. It excludes specialized process equipment related to a building's functional use but does include furnishings and equipment.

1.3 The classification incorporates three hierarchical levels described as Levels 1, 2, and 3. **Appendix X1** presents a more detailed suggested Level 4 classification of sub-elements.

1.4 UNIFORMAT II is an elemental format similar to the original UNIFORMAT² elemental classification. UNIFORMAT II differs from the original UNIFORMAT, however, in that it takes into consideration a broader range of building types and has been updated to categorize building elements as they are in current building practice.

1.5 The values stated in inch-pound units are to be regarded as standard. No other units of measurement are included in this standard.

¹ This classification is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.81 on Building Economics.

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² The original UNIFORMAT classification was developed jointly by the General Services Administration (GSA) and the American Institute of Architects (AIA).

2. Referenced Documents

2.1 *ASTM Standards*:³

E833 Terminology of Building Economics

E917 Practice for Measuring Life-Cycle Costs of Buildings and Building Systems

E964 Practice for Measuring Benefit-to-Cost and Savings-to-Investment Ratios for Buildings and Building Systems

E1057 Practice for Measuring Internal Rate of Return and Adjusted Internal Rate of Return for Investments in Buildings and Building Systems

E1074 Practice for Measuring Net Benefits and Net Savings for Investments in Buildings and Building Systems

E1121 Practice for Measuring Payback for Investments in Buildings and Building Systems

E1185 Guide for Selecting Economic Methods for Evaluating Investments in Buildings and Building Systems

E1369 Guide for Selecting Techniques for Treating Uncertainty and Risk in the Economic Evaluation of Buildings and Building Systems

E1804 Practice for Performing and Reporting Cost Analysis During the Design Phase of a Project

E2083 Classification for Building Construction Field Requirements, and Office Overhead & Profit

E2168 Classification for Allowance, Contingency, and Reserve Sums in Building Construction Estimating

E2514 Practice for Presentation Format of Elemental Cost Estimates, Summaries, and Analyses

2.2 *Adjuncts*:

Discount Factor Tables, Adjunct to Practices E917, E964, E1057, E1074, and E1121⁴

3. Terminology

3.1 *Definitions*—For definitions of terms used in this classification, refer to Terminology E833.

³ For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

⁴ Available from ASTM International Headquarters. Order Adjunct No. ADJE091703.